



Lucas Park Drive, Walton on the Hill, KT20

Asking Price: £900,000

 Benham
& Reeves

Lucas Park Drive, Walton on the Hill, KT20

 3 Bedroom (s)  2 Bathroom (s)  Freehold

A superb detached house spanning approximately 1,314 square feet. There is a spacious entrance hallway with a downstairs WC. The kitchen is well finished, includes built-in appliances and has plenty of space for dining. The living room is a great space for hosting and leads out onto the private garden. On the first floor, you have three double bedrooms and a family bathroom. The principal bedroom includes a four-piece ensuite and walk-in wardrobes. Additional benefits include underfloor heating and a garage.

Lucas Park Drive is a small, gated residential development in Walton on the Hill, known for its exclusivity and private setting. Built around 2014 by Berkeley Homes, it features high-spec detached and semi-detached houses. Local amenities in Walton on the Hill include village shops, cafés, and traditional pubs.

Lucas Park Drive benefits from nearby rail links at Tadworth railway station, offering services into London. Road connections are strong, with easy access to the M25 motorway and nearby A-roads for commuting. Local bus routes also connect Walton on the Hill to surrounding towns and amenities.





Property Features:

- Three Bedrooms
- Two Bathrooms
- 1314 Square Feet (Approx)
- Detached
- Freehold
- Garage
- Underfloor Heating
- Parking
- Gated Development
- Tadworth Railway Station - 1.1 Miles



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Approximate Area = 1314 sq ft / 122 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 1509 sq ft / 140.1 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £900,000

Tenure: Freehold

Ground Rent: Nil

Service Charge: £1,122.00 (per annum)
to September 2026

Anticipated Rent: £2,800.00 pcm
Approx. 3.7% Yield

Viewings:

All viewings are by appointment only
through our Kew Office.

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